

SHEET 1 OF 2  
2 PARCELS  
4.93 ACRES GROSS

DATE OF SURVEY:  
FEBRUARY 1989  
ALL OF TENTATIVE  
PARCEL MAP NO. 88-163

BLOCK: 5350 MODULE: 07

# PARCEL MAP NO. 88-163

IN THE CITY OF NEWPORT BEACH,  
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A PORTION OF BLOCK 93 OF IRVINE'S  
SUBDIVISION PER MAP RECORDED IN BOOK 1, PAGE 88 OF  
MISCELLANEOUS RECORD MAPS, RECORDS OF ORANGE COUNTY,  
STATE OF CALIFORNIA

CALIFORNIA CIVIL, INC. STEPHEN A. RUNK R.C.E. 23473  
FEBRUARY 1989

RESUB. 887  
ACCEPTED AND FILED AT THE,  
REQUEST OF

FIRST AMERICAN TITLE

DATE JULY 17, 1990  
TIME 2:30 PM FEE \$ 8.00  
INSTRUMENT # 90-376217  
BOOK 253 PAGE 34 MM

LEE A. BRANCH  
COUNTY RECORDER

BY Dani A. R.  
DEPUTY

## OWNERSHIP CERTIFICATE:

WE THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE  
LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION  
OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: MAC ARTHUR BOULEVARD  
AND AVOCADO AVENUE AS SHOWN ON THE MAP HEREIN.  
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF NEWPORT BEACH ALL  
VEHICULAR ACCESS RIGHTS TO MACARTHUR BOULEVARD.

THE IRVINE COMPANY, A MICHIGAN CORPORATION

BY: Patrick Smith  
PATRICK SMITH, VICE PRESIDENT

BY: Richard Lamprecht  
RICHARD LAMPRECHT ASSIST. SECRETARY

## CORPORATE ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

ON THIS 14 DAY OF March, 1990, BEFORE ME, Michelle C. Castillo  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK SMITH AND  
RICHARD LAMPRECHT, KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE) TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE  
IRVINE COMPANY, A MICHIGAN CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN  
INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF  
SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE  
SAME.

WITNESS MY HAND:

Michelle C. Castillo  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.

MY COMMISSION EXPIRES July 16, 1993

## SIGNATURE OMISSIONS NOTE:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) OF THE SUBDIVISION MAP  
ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 6965,  
PAGE 721 OF OFFICIAL RECORDS, FOR AVIGATION AIR SPACE PURPOSES.
2. THE CITY OF NEWPORT BEACH, HOLDER OF EASEMENTS RECORDED IN BOOK 13887,  
PAGE 1356 AND IN BOOK 13967, PAGE 424, BOTH OF OFFICIAL RECORDS, FOR  
STORM DRAIN PURPOSES.
3. THE STATE OF CALIFORNIA, HOLDER OF EASEMENTS FOR HIGHWAY PURPOSES  
RECORDED IN BOOK 1047, PAGE 557, AND IN BOOK 8354, PAGE 25, AND AS INSTRUMENT  
NO. 87-443073 OF OFFICIAL RECORDS.
4. SOUTHERN CALIFORNIA Edison COMPANY, HOLDER OF EASEMENTS FOR UTILITY PURPOSES  
RECORDED IN BOOK 1528, PAGE 321 AND IN BOOK 9517, PAGE 474, BOTH OF OFFICIAL RECORDS.

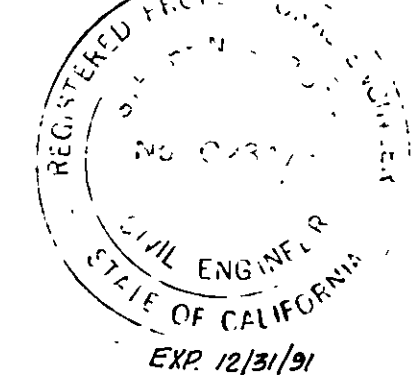
## IMPROVEMENT CERTIFICATE:

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT THE  
FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED:

1. CONSTRUCTION OF CURB, GUTTER, SIDEWALK, STREET AND STREET LIGHTS ALONG THE  
AVOCADO AVENUE FRONTAGE ADJACENT TO PARCELS NO. 1 AND 2.
2. CONSTRUCTION OF LANDSCAPING IMPROVEMENTS ALONG THE MAC ARTHUR BOULEVARD  
FRONTAGE ADJACENT TO PARCELS NO. 1 AND 2.

## ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD  
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND  
LOCAL ORDINANCES AT THE REQUEST OF THE IRVINE COMPANY ON FEBRUARY 22, 1989.  
I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE  
POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE  
DECEMBER 31, 1990; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE  
SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY  
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Stephen A. Runk  
STEPHEN A. RUNK, R.C.E. NO. 23473  
REGISTRATION EXPIRES: DECEMBER 31, 1991

## CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL  
ORDINANCES.

DATED THIS 15 DAY OF June, 1990

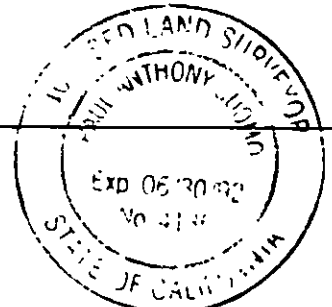
Donald L. Webb, Jr.  
DONALD L. WEBB, JR., R.C.E. NO. 16791  
CITY ENGINEER, CITY OF NEWPORT BEACH  
REGISTRATION EXPIRES: JUNE 30, 1993

## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I  
AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 11 DAY OF July, 1990

John Canas  
COUNTY SURVEYOR  
BY: Paula A. Cuomo  
L.S. 4136 EXPIRES 6-30-92



## CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF NEWPORT BEACH AT A REGULAR MEETING THEREOF HELD ON THE  
29th DAY OF MAY, 1990, AND THAT THEREUPON SAID COUNCIL DID, BY AN  
ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO EXCEPT ON BEHALF OF THE CITY OF NEWPORT BEACH:

1. THE VEHICULAR ACCESS RIGHTS TO MACARTHUR BOULEVARD AS RELEASED  
AND RELINQUISHED.
2. THE DEDICATION FOR MAC ARTHUR BOULEVARD, THAT PORTION SHOWN ON MAP HEREON.
3. THE DEDICATION FOR AVOCADO AVENUE, THAT PORTION SHOWN ON MAP HEREON.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436  
(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS 30th DAY OF May, 1990

Wanda E. Raggio  
WANDA E. RAGGIO  
CITY CLERK OF CITY OF NEWPORT BEACH

## CLERK OF THE BOARD OF SUPERVISORS TAX CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE  
SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE  
PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND  
COVERED BY THIS MAP.

DATED THIS 10th DAY OF July, 1990

Linda D. Ruth  
LINDA D. RUTH  
CLERK OF THE BOARD OF SUPERVISORS

## COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS  
AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE,  
COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES,  
EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS 6th DAY OF June, 1990

Robert L. Citron  
COUNTY TREASURER - TAX COLLECTOR

BY: Theresa Hathaway  
DEPUTY TREASURER - TAX COLLECTOR

## PURPOSE STATEMENT:

THE PURPOSE OF THIS PARCEL MAP IS TO CREATE TWO PARCELS AND A REMAINING  
PARCEL, FOR THE CONSTRUCTION OF PUBLIC TRANSIT FACILITIES OVER PARCEL 1.

PM 255/34

RESUB 887

253 34

SHEET 2 OF 2  
2 PARCELS  
4.93 ACRES GROSS

DATE OF SURVEY:  
FEBRUARY 1989  
ALL OF TENTATIVE  
PARCEL MAP NO. 88-163

# PARCEL MAP NO. 88-163

IN THE CITY OF NEWPORT BEACH,  
COUNTY OF ORANGE, STATE OF CALIFORNIA

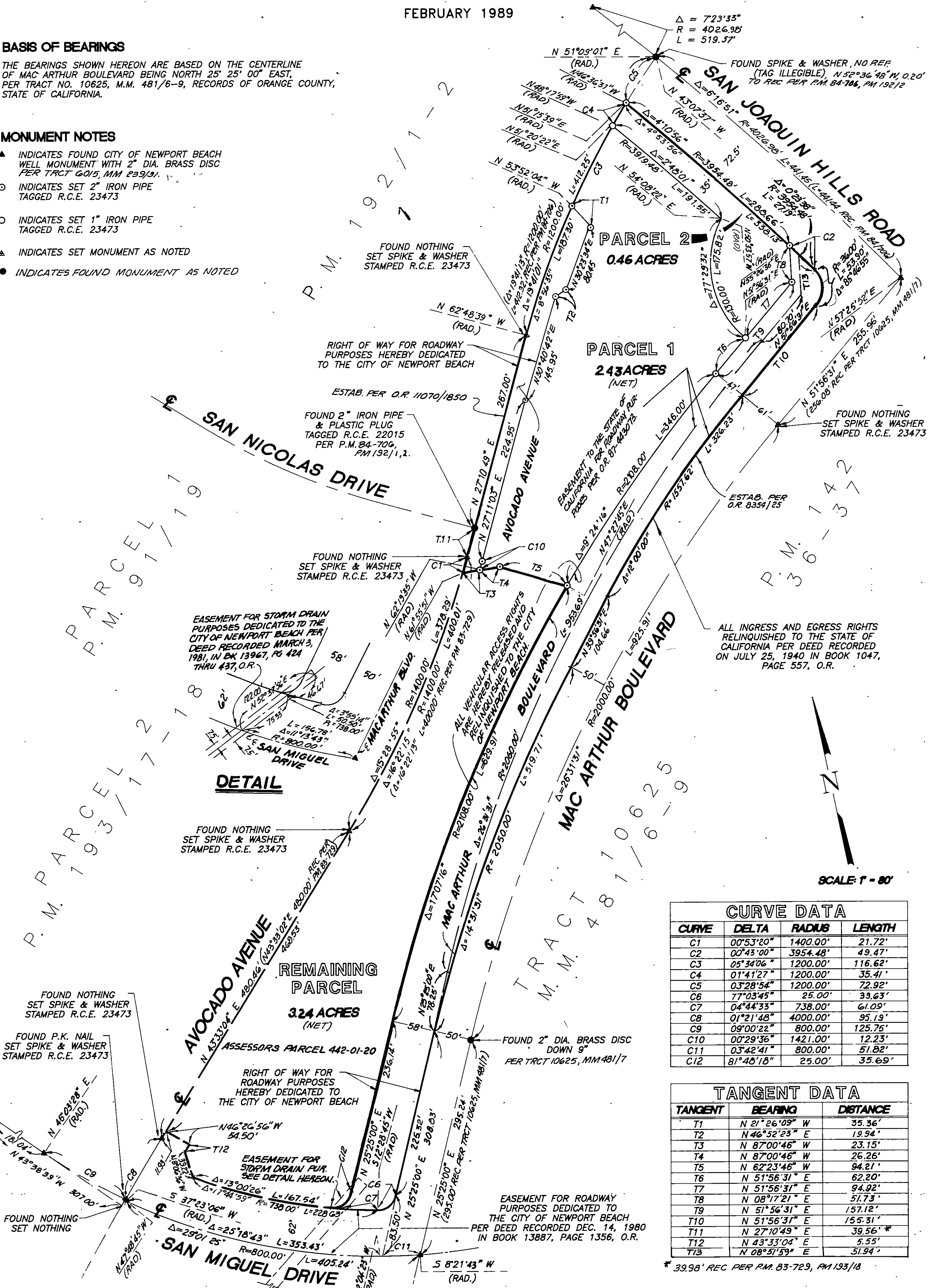
CALIFORNIA CIVIL, INC.    STEPHEN A. RUNK    R.C.E. 23473  
FEBRUARY 1989

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MAC ARTHUR BOULEVARD BEING NORTH 25° 25' 00" EAST, PER TRACT NO. 10625, M.M. 481/6-9, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

## MONUMENT NOTES

- ▲ INDICATES FOUND CITY OF NEWPORT BEACH WELL MONUMENT WITH 2" DIA. BRASS DISC PER TRACT 6015, MM 239/21.
- INDICATES SET 2" IRON PIPE TAGGED R.C.E. 23473
- INDICATES SET 1" IRON PIPE TAGGED R.C.E. 23473
- ▲ INDICATES SET MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED



PM 253/35

PM 253/887

253 35